

BRA
1999

SOUTH END PLANNING DISTRICT

1990 POPULATION & HOUSING TABLES

**with comparisons to Boston City share
and selected 1980 data**

U.S. CENSUS (STF1)

**Rolf Goetze
Mark R. Johnson**

**with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins**

**Boston Redevelopment Authority
Policy Development & Research Department**

**Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst**

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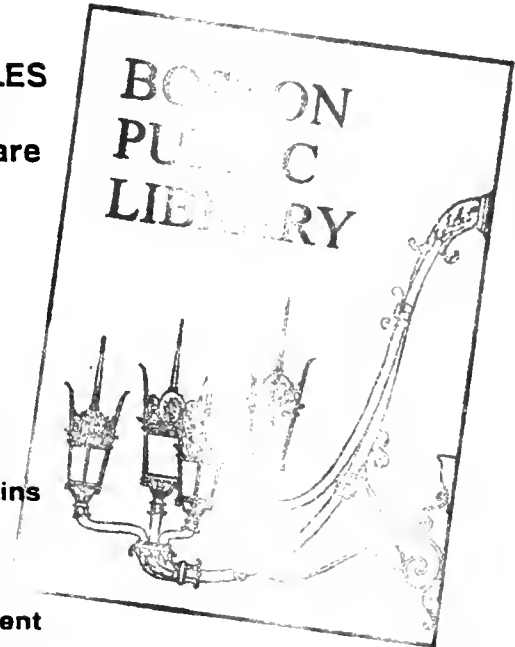
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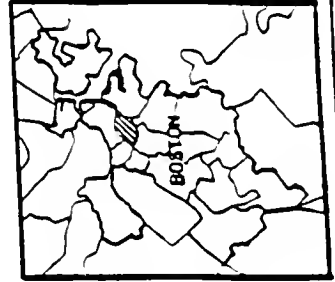
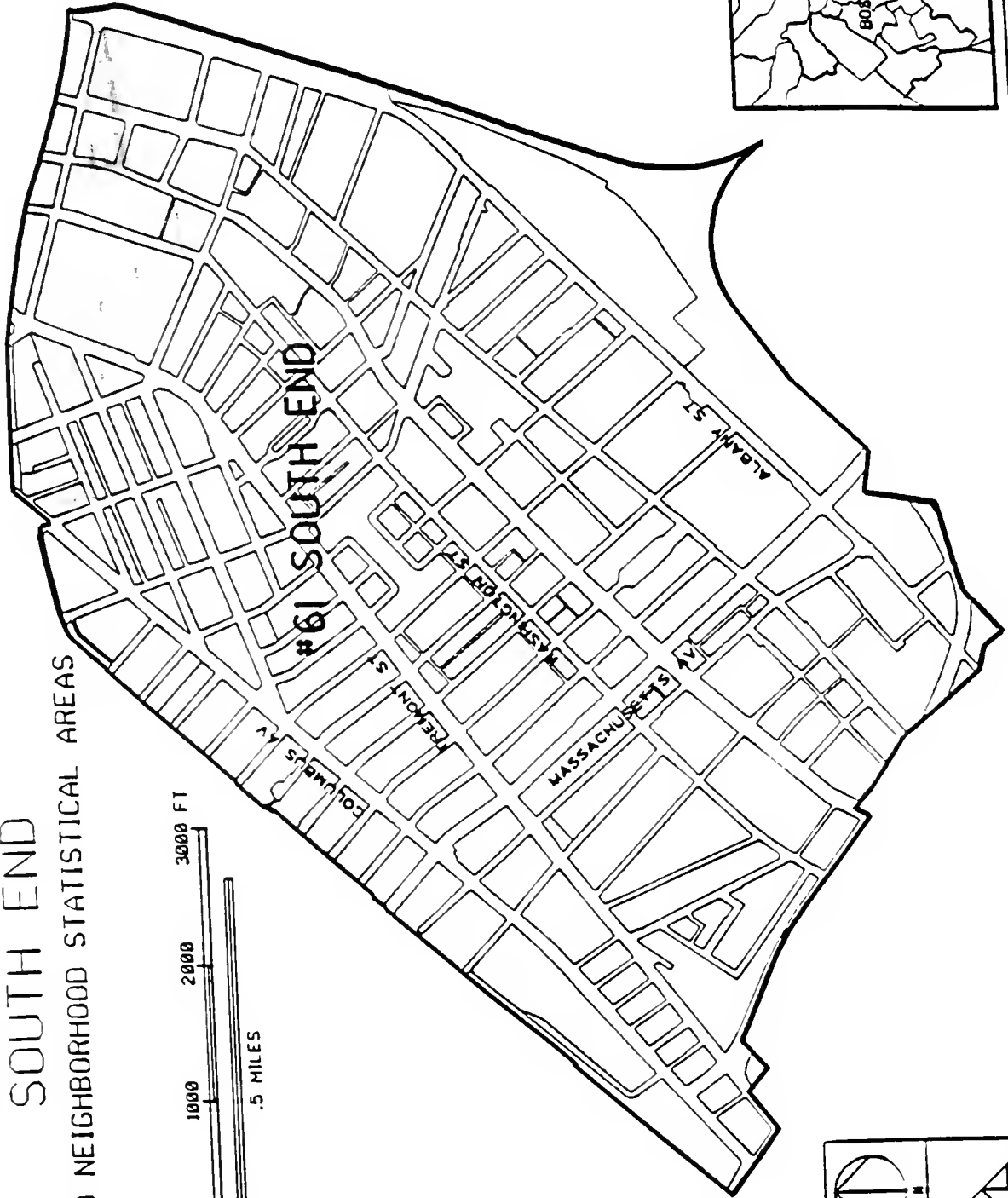
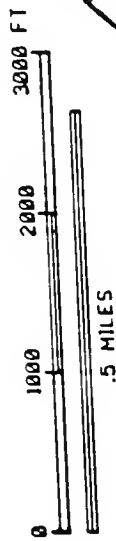
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PLANNING DISTRICT #6 SOUTH END

AND NEIGHBORHOOD STATISTICAL AREAS



STF1 EXPLANATORY NOTE

The U.S. Bureau of the Census has released the 1990 STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targeted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, employment, education, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Policy Development and Research Department has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. These data were assembled into 18 population tables and 16 housing tables. Some of these tables contain comparisons with 1980 data, while others contain "share ratios" comparing aspects of the planning district to city wide averages.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

In addition to the population and housing tables, the State Data Center, Massachusetts Institute for Social and Economic Research (MISER), University of Massachusetts/Amherst, printed the accompanying profile detailing all persons by age, sex and Hispanic origin in each planning district.

A complete 8 page profile of the 1990 STF1 data is available for each of Boston's 16 planning districts. Similar 8 page profiles will soon be available for the 69 Neighborhood Statistical Areas of Boston. Such 8 page profiles are also available for the City of Boston, the other 350 communities, the 14 counties, and the Commonwealth. These can be obtained by contacting the State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003.

BRA publication number 430, Census Glossary, may also be of interest. It is a 20 page appendix titled, "Definitions of Subject Characteristics", excerpted from Summary Population and Housing Characteristics, Massachusetts, 1990.

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MISER: PROFILE #2: PERSONS BY AGE, RACE, SEX AND HISPANIC ORIGIN, 1990

GLOSSARY OF CENSUS TERMS

P 1: SOUTH END PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	28,891	Population Percent of City:	5.0
Total Land Area (in Sq. Mi.):	1.03	Land Area Percent of City:	2.1
Population Density (per SqMi):	28,060	Density Ratio to City Average:	2.40

Source: 1990 U.S. Census STF1 Counts, BRA Research Department data.

P 2: POPULATION BY RACE/HISPANIC ORIGIN, SHARE of BOSTON, and CHANGE, 1980 - 1990

SOUTH END	1980		1990		:	1990 - 1980 Change		1990 PD/Boston Ratio2
	Number	Percent	Number	Percent		Number	Percent	
Total Population	27,125	100.0	28,891	100.0	:	1,766	6.5	1.00
White1	10,662	39.3	12,868	44.5	:	2,206	20.7	0.71
Black1	11,058	40.8	9,871	34.2	:	(1,187)	-10.7	1.34
Native Americans	78	0.3	136	0.5	:	58	74.4	1.43
Asian + Pac. Islanders	3,220	11.9	3,528	12.2	:	308	9.6	2.31
Other Race	2,107	7.8	2,469	8.5	:	362	17.2	1.44
-----	-----	-----	-----	-----	:	-----	-----	-----
Hispanic Origin	3,443	12.7	4,634	16.0	:	1,191	34.6	1.49
White	1,108	4.1	1,471	5.1	:	363	32.8	1.32
Black	555	2.0	708	2.5	:	153	27.6	1.40
All other	1,780	6.6	2,455	8.5	:	675	37.9	1.63
-----	-----	-----	-----	-----	:	-----	-----	-----
Total Minorities	17,571	64.8	17,494	60.6	:	(77)	-0.4	1.48
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White, Non-Hisp.	9,554	35.2	11,397	39.4	:	1,843	19.3	0.67
Black, Non-Hisp.	10,503	38.7	9,163	31.7	:	(1,340)	-12.8	1.33

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

P 3: ALL PERSONS: AGE GROUPS, 1980 - 1990

SOUTH END	1980		1990		:	1990 - 1980 Change		1990 PD/Boston Ratio1
	Number	Percent	Number	Percent		Number	Percent	
Total Persons:	27,125	100.0	28,891	100.0	:	1,766	6.5	1.00
0-4 years	1,373	5.1	1,599	5.5	:	226	16.5	0.87
5-14	3,118	11.5	2,811	9.0	:	(507)	-16.3	0.92
15-24	4,811	17.7	4,838	16.7	:	27	0.6	0.82
25-34	6,873	25.3	7,882	27.3	:	1,009	14.7	1.18
35-44	3,818	13.3	4,830	16.7	:	1,212	33.5	1.23
45-54	2,438	9.0	2,806	9.7	:	367	15.1	1.19
55-64	2,182	8.0	1,913	6.6	:	(249)	-11.5	0.94
65-74	1,645	6.1	1,423	4.9	:	(222)	-13.5	0.79
75-84	884	3.2	724	2.5	:	(140)	-16.2	0.66
85 +	223	0.8	247	0.9	:	24	10.8	0.60

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 4: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

SOUTH END

<u>Years and Age</u>	<u>All</u>	<u>White¹</u>	<u>Black¹</u>	<u>AsianPI</u>	<u>Others²</u>	<u>All : Hispanic Origin</u>
1980, Total:	27,125	10,662	11,058	3,220	2,185	3,443
0-4 years	1,373	299	653	209	212	340
5-17	4,216	891	2,081	661	583	1,006
18-64	18,804	8,284	7,141	2,074	1,305	1,972
65 +	2,732	1,188	1,183	276	85	125
1990, Total:	28,891	12,868	9,871	3,528	2,695	4,634
0-4 years	1,599	351	777	201	270	444
5-17	3,408	556	1,663	606	583	1,021
18-64	21,471	11,208	6,369	2,278	1,616	2,921
65 +	2,394	753	1,062	443	136	248
Abs. Change, '90-'80:	1,766	2,206	(1,187)	308	420	1,191
0-4 years	226	52	124	(8)	58	104
5-17	(808)	(335)	(418)	(55)	0	15
18-64	2,667	2,924	(772)	204	311	949
65 +	(338)	(435)	(121)	167	51	123
Pct. Change, '90-'80:	6.5	20.7	-10.7	9.6	19.2	34.6
0-4 years	16.5	17.4	19.0	-3.8	27.4	30.6
5-17	-19.2	-37.6	-20.1	-8.3	0.0	1.5
18-64	14.2	35.3	-10.8	9.8	23.8	48.1
65 +	-12.4	-36.6	-10.2	60.5	60.0	98.4

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

P 5: POPULATION MEDIAN AGE in YEARS by RACE and GENDER, 1990

SOUTH END	<u>Total</u>	<u>Female</u>	<u>Male</u>	<u>Female Percent of Total Population</u>
Total Population	32.2	32.6	31.2	45.5
White*	33.2	N/A	N/A	38.6
Black*	32.5	N/A	N/A	52.4
Asian + Pac Islanders	33.1	N/A	N/A	49.2

Ratio to Boston Median Age, Gender:

Total Population	1.06	1.04	1.06	0.88
White*	1.04	N/A	N/A	0.75
Black*	1.16	N/A	N/A	0.98
Asian + Pac Islanders	1.19	N/A	N/A	1.00

Source: 1990 US Census STF1 Counts, Tables M3, M4, M5.

* includes persons of Hispanic origin

P 6: POPULATION AGE GROUPS DETAILED by RACE/ETHNICITY, 1990

SOUTH END	<u>All</u>	<u>White1</u>	<u>Black1</u>	<u>AsianPI</u>	<u>Others2</u>	All : Hispanic Origin
Total Population:	28,891	12,868	9,871	3,528	2,624	4,634
<u>Age</u>						
0-4 years	1,599	351	777	201	270	444
5-14	2,611	412	1,298	455	446	771
15-24	4,838	2,243	1,493	584	518	908
25-34	7,882	4,752	1,968	653	509	964
35-44	4,830	2,448	1,516	508	358	640
45-54	2,805	1,241	974	342	248	424
55-64	1,913	668	783	342	120	235
65-74	1,423	419	648	266	90	166
75-84	724	247	323	118	36	66
85 +	247	87	91	59	10	16
<hr/>						
0-4 years	1,599	351	777	201	270	444
5-17	3,408	556	1,663	606	583	1,021
5-11	1,896	296	969	329	302	525
12-14	715	116	329	126	144	246
15-17	797	144	365	151	137	250
18-64	21,471	11,208	6,369	2,278	1,616	2,921
18-44	16,753	9,299	4,612	1,594	1,248	2,262
45-64	4,718	1,909	1,757	684	368	659
65 +	2,394	753	1,062	443	136	248

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

P 6A: RATIO to BOSTON CITY-WIDE AGE GROUP and RACE/ETHNICITY:

SOUTH END	<u>All</u>	<u>White1</u>	<u>Black1</u>	<u>AsianPI</u>	<u>Others2</u>	All : Hispanic Origin
Total Population:	1.00	0.71	1.33	2.31	1.45	1.49
<u>Age</u>						
0-4 years	0.87	0.42	1.10	1.92	1.36	1.35
5-14	0.92	0.36	1.09	2.64	1.31	1.48
15-24	0.82	0.60	1.12	1.53	1.28	1.30
25-34	1.18	1.06	1.36	1.81	1.31	1.35
35-44	1.23	1.01	1.41	2.49	1.56	1.61
45-54	1.19	0.86	1.42	3.21	2.04	2.00
55-64	0.94	0.47	1.71	3.76	1.71	1.91
65-74	0.79	0.30	2.03	4.07	2.25	2.21
75-84	0.66	0.27	2.36	3.38	2.00	1.87
85 +	0.60	0.24	2.24	5.83	2.42	1.74

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11, and Table P 6, above.

1- includes persons of Hispanic origin

2- includes Native Americans

P 7: HOUSEHOLD TYPE and RELATIONSHIP, 1990

	Total Persons	Total (in percent)	Subtotal	PD/Boston Ratio1
SOUTH END				
All Persons:	28,891	100.0	—	1.00
<u>In family households:</u>	15,950	55.2	100.0	0.83
Householder	4,920	17.0	30.8	0.84
Spouse	2,503	8.7	15.7	0.73
Child:	6,454	22.3	40.5	0.86
Natural-born or adopted	6,341	21.9	39.8	0.86
Step	113	0.4	0.7	0.76
Grandchild	577	2.0	3.6	1.20
Other relatives	939	3.3	5.9	0.69
Nonrelatives	557	1.9	3.5	0.83
 Average persons per family:	2.80	—	—	0.88
<u>In nonfamily households:</u>	11,517	39.9	100.0	1.45
Householder living alone	5,857	20.3	50.9	1.43
Householder not living alone	2,445	8.5	21.2	1.55
Nonrelatives	3,215	11.1	27.9	1.41
 <u>In group quarters:</u>	1,424	4.9	100.0	0.86
Institutionalized persons	115	0.4	8.1	0.27
Other persons in group quarters	1,309	4.5	91.9	1.06

Source: 1990 US Census STF1 Count, Tables P15, P17.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 8: GROUP QUARTERS RESIDENTS, 1990

	Total Persons	Total (in percent)	Subtotal	PD/Boston Ratio1
SOUTH END				
All persons in group quarters:	1,424	100.0	—	1.00
<u>Institutionalized persons</u>	115	8.1	100.0	0.32
Correctional institutions	0	0.0	0.0	0.00
Nursing homes	96	6.7	83.5	0.41
Mental (Psychiatric) hospitals	0	0.0	0.0	0.00
Juvenile institutions	10	0.7	8.7	0.78
Other institutions	9	0.6	7.8	0.34
 <u>Other persons in group quarters</u>	1,309	91.9	100.0	1.23
College dormitories	0	0.0	0.0	0.00
Military quarters	0	0.0	0.0	0.00
Emergency shelters for homeless	565	39.7	43.2	5.81
Visible in street locations	20	1.4	1.5	2.12
Other noninstitutional group quarters	724	50.8	55.3	4.70

Source: 1990 US Census STF1 Count, Table P28.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 9: HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990

	Total H'holds	Total (in percent)	Subtotal	PD/Boston Ratio1
SOUTH END				
All households:	13,224	100.0	—	1.00
<u>1 person:</u>	5,858	44.3	100.0	1.25
Male householder	3,390	25.6	57.9	1.64
Female householder	2,468	18.7	42.1	0.94
<u>2 or more persons:</u>	7,366	55.7	100.0	0.86
Family households:	4,921	37.2	66.8	0.73
Married-couple family:	2,503	18.9	34.0	0.64
With related children	1,101	8.3	14.9	0.64
No related children	1,402	10.6	19.0	0.63
Other family:	2,418	18.3	32.8	0.87
Male householder, no wife present:	400	3.0	5.4	0.72
With related children	143	1.1	1.9	0.76
No related children	257	1.9	3.5	0.70
Female householder, no husband present:	2,018	15.3	27.4	0.91
With related children	1,414	10.7	19.2	1.03
No related children	604	4.6	8.2	0.71
Nonfamily households:	2,445	18.5	33.2	1.35
Male householder	1,731	13.1	23.5	1.75
Female householder	714	5.4	9.7	0.87

Source: 1990 US Census STF1 Count, Table P16.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 10: HOUSEHOLD SIZE by HOUSEHOLD TYPE, 1990

SOUTH END	<u>Household counts</u>			<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Family</u>	<u>Non-Family</u>	<u>Total</u>	<u>Family</u>	<u>Non-Family</u>
All households:	13,221	4,920	8,301	1.00	0.73	1.27
<u>Household size:</u>						
1 person	5,857	N/A	5,857	1.25	N/A	1.25
2 persons	3,909	1,984	1,925	1.00	0.76	1.49
3 persons	1,563	1,216	347	0.79	0.74	1.05
4 persons	1,000	877	123	0.74	0.72	0.93
5 persons	501	469	32	0.71	0.69	0.93
6 persons	227	218	9	0.68	0.69	0.50
7 or more persons	164	156	8	0.64	0.63	0.96

Source: 1990 US Census STF1 Count, Table P27.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.

P 11: RACE/ETHNICITY of HOUSEHOLDER by HOUSEHOLD TYPE, 1990

SOUTH END	Household Counts				
	All	White*	Black*	Asian	Hispanic
All households:	13,222	6,815	4,405	1,120	1,650
<u>Family households:</u>	4,918	1,503	2,051	787	975
Married-couple family:	2,501	1,060	605	648	334
With related children	1,100	317	309	363	193
No related children	1,401	743	296	285	141
<u>Other family:</u>	2,417	443	1,446	139	641
Male householder, no wife present:	399	114	189	54	89
With related children	142	27	76	14	47
No related children	257	87	113	40	42
Female householder, no husband present:	2,018	329	1,257	85	552
With related children	1,414	205	895	43	450
No related children	604	124	362	42	102
<u>Nonfamily households:</u>	8,304	5,312	2,354	333	675
Householder living alone	5,858	3,247	2,096	267	521
Householder not living alone	2,446	2,065	258	66	154

Source: 1990 US Census STF1 Count, Table P19.

* - Includes persons of Hispanic origin

P11a: DISTRIBUTION of HOUSEHOLD TYPES by RACE/ETHNICITY COMPARED to BOSTON, 1990

SOUTH END	(ratios)				
	All	White*	Black*	Asian	Hispanic
All households:	1.00	0.74	1.52	2.00	1.55
<u>Family households:</u>	0.73	0.38	1.07	2.30	1.30
Married-couple family:	0.64	0.39	0.81	2.53	0.99
With related children	0.64	0.32	0.71	2.54	0.87
No related children	0.63	0.43	0.96	2.52	1.21
<u>Other family:</u>	0.87	0.35	1.23	1.63	1.55
Male householder, no wife present:	0.72	0.38	1.04	1.67	1.11
With related children	0.76	0.40	0.89	1.27	1.16
No related children	0.70	0.38	1.17	1.88	1.05
Female householder, no husband present:	0.91	0.34	1.26	1.60	1.66
With related children	1.03	0.48	1.20	1.34	1.67
No related children	0.71	0.23	1.43	2.00	1.63
<u>Nonfamily households:</u>	1.28	1.02	2.42	1.53	2.15
Householder living alone	1.25	0.88	2.64	1.86	2.57
Householder not living alone	1.35	1.37	1.42	0.90	1.38

* - Includes persons of Hispanic origin

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.

P 12: PERSONS UNDER 18 YEARS: HOUSEHOLD TYPE and RELATIONSHIP. 1990

			PD/Boston
SOUTH END	<u>Number</u>	<u>Percent</u>	<u>Ratio</u>
All persons under 18 years:	5,013	100.0	0.91
<u>In households:</u>	4,966	99.1	0.91
Household head or spouse	9	0.2	0.85
Own child:	4,253	84.8	0.88
In married-couple family	1,871	37.3	0.69
In other family:	2,382	47.5	1.12
Male householder, no wife present	176	3.5	0.83
Female householder, no husband present	2,206	44.0	1.15
Other relatives	615	12.3	1.11
Nonrelatives	89	1.8	0.87
<u>In group quarters:</u>	47	0.9	1.16
Institutionalized persons	10	0.2	0.64
Other persons in group quarters	37	0.7	1.49

Source: 1990 US Census STF1 Count, Table P21.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 13: ALL HOUSEHOLDS BY TYPE AND BY MEMBERS UNDER 18. 1990

SOUTH END	<u>With Persons Under 18</u>				<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>1,+*</u>	<u>none</u>		<u>Total</u>	<u>1,+*</u>	<u>none</u>
All households	13,224	2,698	10,526		1.00	0.81	1.06
<u>Family households:</u>	4,921	2,672	2,249		0.73	0.81	0.66
Married-couple family	2,503	1,104	1,399		0.64	0.64	0.64
Other family:	2,418	1,568	850		0.87	1.00	0.70
Male h'holder, no wife present	400	151	249		0.72	0.78	0.69
Female h'holder, no husband present	2,018	1,417	601		0.91	1.03	0.71
<u>Nonfamily households:</u>	8,303	26	8,277		1.27	0.85	1.28
Male householder	5,121	18	5,103		1.68	1.01	1.68
Female householder	3,182	8	3,174		0.92	0.63	0.92

Source: 1990 US Census STF1 Count, Table P18.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.

*- one or more persons under 18 years of age

P 14: PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP, 1990

SOUTH END	<u>In Households</u>					<u>In Group Quarters</u>	
	<u>Total</u>	<u>OwnChi</u>	<u>Relat'n</u>	<u>NonRel'n</u>		<u>Inst'lzd</u>	<u>Other</u>
All Persons under 18 years:	5,015	4,254	616	89	:	10	37
<u>Household head or spouse under 18:</u>	9	N/A	N/A	N/A	:	N/A	N/A
					:		
<u>Total dependents under 18:</u>	5,006	4,254	616	89	:	10	37
Under 3 years	994	801	163	22	:	0	8
3 and 4 years	607	498	97	10	:	0	2
5 years	325	271	47	5	:	0	2
6 to 11 years	1,574	1,367	179	24	:	0	4
12 and 13 years	499	450	38	9	:	0	2
14 years	218	195	18	3	:	1	1
15 to 17 years	789	672	74	16	:	9	18

Source: 1990 US Census STF1 Count, Table P22.

P14a: DISTRIBUTION of PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP COMPARED to BOSTON, 1

SOUTH END	<u>In Households</u>					<u>In Group Quarters</u>	
	<u>Total</u>	<u>OwnChi</u>	<u>Relat'n</u>	<u>NonRel'n</u>		<u>Inst'lzd</u>	<u>Other</u>
All Persons under 18 years:	1.00	0.97	1.23	0.96	:	0.70	1.64
					:		
<u>Household head or spouse under 18:</u>	0.94	N/A	N/A	N/A	:	N/A	N/A
					:		
<u>Total dependents under 18:</u>	1.00	0.97	1.23	0.96	:	0.70	1.64
Under 3 years	0.96	0.92	1.17	1.15	:	0.00	1.19
3 and 4 years	0.95	0.91	1.32	0.88	:	0.00	0.83
5 years	1.10	1.04	1.59	1.15	:	0.00	1.37
6 to 11 years	0.99	0.96	1.31	0.91	:	0.00	0.92
12 and 13 years	1.06	1.06	1.05	1.22	:	0.00	1.62
14 years	0.94	0.93	1.05	0.61	:	1.00	2.43
15 to 17 years	1.06	1.05	1.07	0.82	:	0.97	3.01

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.

Source: 1990 US Census STF1 Count, Table P22.

P 15: PERSONS 65 YEARS and OLDER by HOUSEHOLD TYPE and RELATIONSHIP, 1990

SOUTH END	Persons over 65			PD/Boston Ratio1
	Number Persons	Total (in percent)	Subtotal	
All Persons 65 years and over	2,395	100.0	—	0.72
<u>In family households:</u>	929	38.8	100.0	0.53
Householder	513	21.4	55.2	0.54
Spouse	223	9.3	24.0	0.45
Other relatives	159	6.6	17.1	0.55
Nonrelatives	34	1.4	3.7	1.28
<u>In nonfamily households:</u>	1,282	53.5	100.0	1.02
Male householder:	484	20.2	37.8	1.53
Living alone	449	18.7	35.0	1.52
Not living alone	35	1.5	2.7	1.69
Female householder:	723	30.2	56.4	0.80
Living alone	693	28.9	54.1	0.79
Not living alone	30	1.3	2.3	1.27
Nonrelatives	75	3.1	5.9	1.74
<u>In group quarters:</u>	184	7.7	100.0	0.62
Institutionalized persons	93	3.9	50.5	0.35
Other persons in group quarters	91	3.8	49.5	2.85

Source: 1990 US Census STF1 Count, Table P23.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 16: HOUSEHOLDS by MEMBERS OVER 65, HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990

SOUTH END	Total			PD/Boston Ratio1
	Hholds	Total (in percent)	Subtotal	
All households	13,223	100.0	—	1.00
<u>Hholds w/ 1 or more 65 years and over</u>	1,908	14.4	100.0	0.69
1 person	1,142	8.6	59.9	0.85
2 or more persons:	766	5.8	40.1	0.53
Family households	669	5.1	35.1	0.49
Nonfamily households	97	0.7	5.1	1.42
<u>Households with no persons 65 years +</u>	11,315	85.6	100.0	1.08
1 person	4,716	35.7	41.7	1.41
2 or more persons:	6,599	49.9	58.3	0.93
Family households	4,251	32.1	37.6	0.80
Nonfamily households	2,348	17.8	20.8	1.35

Source: 1990 US Census STF1 Count, Table P25.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 17: ASIAN and PACIFIC ISLANDER POPULATION, 1990

SOUTH END			PD/Boston
	<u>Persons</u>	<u>Percent</u>	<u>Ratio1</u>
Total Asian or Pacific Islanders:	3,536	100.0	2.31
<u>Asian</u>	3,531	99.9	2.33
Chinese	3,151	89.1	3.75
Filipino	56	1.6	1.09
Japanese	35	1.0	0.39
Asian Indian	50	1.4	0.51
Korean	33	0.9	0.57
Vietnamese	142	4.0	0.59
Laotian	6	0.2	0.42
Thai	10	0.3	0.68
Other Asian	48	1.4	0.78
<u>Pacific Islander</u>	5	0.1	0.48

Source: 1990 US Census STF1 Count, Table P7.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 18: MARITAL STATUS, MALES and FEMALES, 15 YEARS and OVER, 1990

SOUTH END				PD/Boston			PD/Bost
	<u>Total</u>	<u>Males</u>	<u>M/Tot</u>	<u>Ratio1</u>		<u>Females</u>	<u>Ratio1</u>
			(percent)			<u>Fe/Tot</u>	
						(percent)	
Total persons 15 years and over:	24,675	13,559	55.0	1.18		11,116	0.88
<u>Marital status:</u>							
Never married	14,104	8,695	61.6	1.37		5,409	0.90
Now married, and not separated	5,837	2,965	50.8	0.76		2,872	0.76
Separated	1,198	534	44.6	1.69		664	1.28
Widowed	1,351	321	23.8	1.02		1,030	0.73
Divorced	2,185	1,044	47.8	1.56		1,141	1.17

Source: 1990 US Census STF1 Count, Table P14.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

H 1: HOUSING UNITS by TENURE, 1980 and 1990 *

	1980		1990		1990-1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	Ratio1
SOUTH END							
Total Housing Units:	13,761	100.0	14,914	100.0	1,153	8.4	1.00
Occupied total:	12,019	87.3	13,222	88.7	1,203	10.0	0.97
Owner occupied	1,577	11.5	2,584	17.3	1,007	63.9	0.62
Renter occupied	10,442	75.9	10,638	71.3	196	1.9	1.13
Vacant total:	1,742	12.7	1,692	11.3	(50)	-2.9	1.27
For sale only	69	0.5	110	0.7	41	59.4	0.97
For rent	1,008	7.3	1,172	7.9	164	16.3	1.48
All other vacant DUs	665	4.8	409	2.7	(256)	-38.5	0.96

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.

* NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

	1980		1990		1990-1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	Ratio1
SOUTH END							
All Occupied housing units	12,019	100.0	13,223	100.0	1,204	10.0	0.97
White1	5,199	43.3	6,815	51.5	1,616	31.1	0.72
Black1	5,075	42.2	4,403	33.3	(672)	-13.2	1.48
American Indian, Eskimo, or Aleut	42	0.3	53	0.4	11	26.2	1.31
Asian or Pacific Islander	930	7.7	1,121	8.5	191	20.5	1.95
Other race	773	6.4	831	6.3	58	7.5	1.48
-----	-----	-----	-----	-----	-----	-----	-----
Hispanic Origin	1,134	9.4	1,650	12.5	516	45.5	1.55
White	333	2.8	557	4.2	224	67.3	1.37
Black	183	1.5	281	2.1	98	53.6	1.60
All others	618	5.1	812	6.1	194	31.4	1.68
-----	-----	-----	-----	-----	-----	-----	-----
Total minorities	7,153	59.5	6,965	52.7	(188)	-2.6	1.57
-----	-----	-----	-----	-----	-----	-----	-----
White, Non-Hispanic	4,866	40.5	6,258	47.3	1,392	28.6	0.71
Black, Non-Hispanic	4,892	40.7	4,122	31.2	(770)	-15.7	1.51

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	Owner-Occupied					Renter-Occupied			
	<u>1980</u>	<u>1990</u>	<u>1990-1980 Change</u>			<u>1980</u>	<u>1990</u>	<u>1990-1980 Change</u>	
	<u>Number</u>	<u>Number</u>	<u>Number</u>	<u>Percent</u>		<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
SOUTH END									
Occupied housing units	1,577	2,584	1,007	63.9		10,442	10,839	197	1.9
White ¹	1,060	2,107	1,047	98.8		4,139	4,708	569	13.7
Black ¹	348	288	(58)	16.8		4,729	4,115	(614)	-13.0
American Indian, Eskimo, or Aleut	7	7	0	0.0		35	48	11	31.4
Asian or Pacific Islander	125	161	36	28.8		805	960	155	19.3
Other race	39	21	(18)	-46.2		734	810	76	10.4
-----	-----	-----	-----	-----		-----	-----	-----	-----
Hispanic Origin	43	69	26	60.5		1,091	1,581	490	44.9
White	21	41	20	95.2		312	516	204	65.4
Black	2	7	5	250.0		181	274	93	51.4
All others	20	21	1	5.0		598	791	193	32.3
-----	-----	-----	-----	-----		-----	-----	-----	-----
Total minorities	538	518	(20)	-3.7		6,615	6,447	(168)	-2.5
-----	-----	-----	-----	-----		-----	-----	-----	-----
White, Non-Hispanic	1,039	2,066	1,027	98.8		3,827	4,192	365	9.5
Black, Non-Hispanic	344	281	(63)	-18.3		4,548	3,841	(707)	-15.5

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

H 4: TENURE by AGE of HOUSEHOLDER, 1990

SOUTH END					<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>		<u>Total</u>	<u>Owner</u>	<u>Renter</u>
Occupied housing units:	13,221	2,583	10,638	:	1.00	0.63	1.16
<u>Age of Householder:</u>				:			
15 to 24 years	1,186	69	1,117	:	0.88	0.90	0.88
25 to 34 years	4,147	782	3,365	:	1.14	1.14	1.14
35 to 44 years	3,015	772	2,243	:	1.15	0.84	1.31
45 to 54 years	1,849	485	1,364	:	1.12	0.70	1.42
55 to 64 years	1,304	232	1,072	:	0.90	0.34	1.38
65 to 74 years	1,037	150	887	:	0.75	0.25	1.16
75 years and over	683	93	590	:	0.61	0.22	0.85

Source: 1990 US Census STF1 Counts, Tables H12.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 5: PERSONS in DWELLING UNIT, 1990

SOUTH END	<u>Occupied Housing Units</u>				<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>		<u>Total</u>	<u>Owner</u>	<u>Renter</u>
Occupied housing units	13,225	2,585	10,640	:	1.00	0.63	1.16
<u>Occupants:</u>				:			
1 person	5,858	1,042	4,816	:	1.25	0.93	1.35
2 persons	3,909	982	2,927	:	1.00	0.78	1.11
3 persons	1,584	266	1,298	:	0.79	0.41	0.99
4 persons	1,001	160	841	:	0.74	0.31	1.00
5 persons	501	76	425	:	0.71	0.26	1.01
6 persons	227	31	196	:	0.68	0.23	0.99
7 or more persons	165	28	137	:	0.65	0.25	0.95
Persons per occupied housing unit:	1.97	1.72	1.95	:	0.83	0.65	0.87
<u>Aggregate Persons by Tenure:</u>				:			
Aggregate Persons by Tenure:	27,487	5,221	22,246	:			
In percent of Total:	100.0	19.0	81.0	:	1.00	0.55	1.23

Source: 1990 US Census STF1 Counts, Tables H17, H18.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 6: TOTAL HOUSING STOCK by ROOMS per UNIT, 1990

SOUTH END	<u>Housing Units</u>		:	PD/Boston
	<u>Number</u>	<u>Percent</u>		<u>Ratio1</u>
Total Housing units	14,913	100.0	:	1.00
<u>Rooms per Unit:</u>			:	
1 room	1,886	12.6	:	2.16
2 rooms	2,663	17.9	:	1.74
3 rooms	3,806	25.5	:	1.38
4 rooms	3,446	23.1	:	1.16
5 rooms	1,648	11.0	:	0.55
6 rooms	703	4.7	:	0.37
7 rooms	237	1.6	:	0.31
8 rooms	162	1.1	:	0.41
9 or more rooms	362	2.4	:	0.58

Source: 1990 US Census STF1 Counts, Table H13.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 7: TOTAL NUMBER of ROOMS by TENURE, VACANCY STATUS, 1990

SOUTH END	<u>Total</u>	<u>Total</u>	<u>Subtotal</u>		PD/Boston
	<u>Rooms</u>	<u>(in percent)</u>			<u>Ratio</u>
Total Rooms in All DUs	51,455	100.0	—	:	1.00
Tenure and Status:				:	
<u>In Occupied DUs</u>	46,127	89.6	100.0	:	0.98
Owner occupied	12,732	24.7	27.6	:	0.65
Renter occupied	33,395	64.9	72.4	:	1.21
				:	
<u>In Vacant DUs:</u>	5,327	10.4	100.0	:	1.25
For rent	3,394	6.6	63.7	:	1.47
For sale only	441	0.9	8.3	:	1.07
Rented or sold, not occupied	372	0.7	7.0	:	0.71
For seasonal, recreational, or occasional	173	0.3	3.2	:	1.26
For migrant workers	19	0.0	0.4	:	6.00
Other vacant	928	1.8	17.4	:	1.07

Source: 1990 US Census STF1 Counts, Tables H14, H15, H16.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 8: PERSONS PER ROOM in OCCUPIED HOUSING UNITS, by TENURE, 1990

SOUTH END	<u>Occupied Housing Units</u>			:	<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	:	<u>Total</u>	<u>Owner</u>	<u>Renter</u>
All occupied Housing Units	13,223	2,584	10,639	:	1.00	0.63	1.16
<u>Persons per Room:</u>				:			
0.50 or less	7,051	1,990	5,061	:	0.91	0.69	1.04
0.51 to 1.00	4,895	533	4,362	:	1.07	0.49	1.26
1.01 to 1.50	578	33	545	:	1.13	0.39	1.28
1.51 to 2.00	490	22	468	:	1.67	0.79	1.76
2.01 or more	209	6	203	:	1.98	0.85	2.07

Source: 1990 US Census STF1 Counts, Tables H21, H22.

H 8a: PERSONS PER ROOM DISTRIBUTION in OCCUPIED HOUSING UNITS, by TENURE, 1990

SOUTH END	<u>Column Distribution</u>			:	<u>Row Distribution</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	:	<u>Total</u>	<u>Owner</u>	<u>Renter</u>
All occupied Housing Units	100.0	100.0	100.0	:	100.0	19.5	80.5
<u>Persons per Room:</u>				:			
0.50 or less	53.3	77.0	47.6	:	100.0	28.2	71.8
0.51 to 1.00	37.0	20.6	41.0	:	100.0	10.9	89.1
1.01 to 1.50	4.4	1.3	5.1	:	100.0	5.7	94.3
1.51 to 2.00	3.7	0.9	4.4	:	100.0	4.5	95.5
2.01 or more	1.6	0.2	1.9	:	100.0	2.9	97.1

Source: 1990 US Census STF1 Counts, Tables H21, H22, and Table H 8, above.

H 9: VALUE of SPECIFIED SINGLE FAMILY, OWNER-OCCUPIED HOUSING UNITS, 1990

SOUTH END				PD/Boston
	<u>Number</u>	<u>Percent</u>	:	<u>Ratio</u>
Specified Owner-occupied DUs:	325	100.0	:	1.00
<u>Value:</u>			:	
Less than \$15,000	0	0.0	:	0.00
15,000 to 19,999	0	0.0	:	0.00
20,000 to 24,999	1	0.3	:	2.70
25,000 to 29,999	0	0.0	:	0.00
30,000 to 34,999	2	0.6	:	4.01
35,000 to 39,999	0	0.0	:	0.00
40,000 to 44,999	1	0.3	:	1.31
45,000 to 49,999	0	0.0	:	0.00
50,000 to 59,999	2	0.6	:	1.09
60,000 to 74,999	2	0.6	:	0.38
75,000 to 99,999	8	2.5	:	0.42
100,000 to 124,999	11	3.4	:	0.31
125,000 to 149,999	13	4.0	:	0.22
150,000 to 174,999	20	6.2	:	0.25
175,000 to 199,999	18	5.5	:	0.35
200,000 to 249,999	21	6.5	:	0.57
250,000 to 299,999	47	14.5	:	3.22
300,000 to 399,999	77	23.7	:	9.45
400,000 to 499,999	47	14.5	:	18.18
500,000 or more	55	16.9	:	9.36
			:	
LOWER QUARTILE VALUE	\$207,700		:	1.58
			:	
MEDIAN VALUE	\$321,400		:	1.99
			:	
UPPER QUARTILE VALUE	\$444,100		:	2.30

Source: 1990 US Census STF1 Counts, Tables H23.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H10: SINGLE FAMILY AGGREGATE VALUES by RACE/ETHNICITY of OWNER-OCCUPIER, 1990

SOUTH END	Number of Units	Total Value (millions)	Percent	Per Unit Value	PD/Boston Ratios:2		
					<u>Number of Units</u>	<u>Total Value</u>	<u>Per Unit Value</u>
Total for specified owner-occupied one family housing units:	325	\$109.591	100.0	\$337,200	1.00	1.00	1.93
<u>Owner:</u>							
White1	224	82.250	75.1	\$367,200	0.86	0.91	2.05
Black1	88	23.628	21.6	\$268,500	1.65	1.48	1.73
American Indian, Eskimo, or Aleut	1	0.600	0.5	\$600,000	1.80	3.23	3.47
Asian or Pacific Islander	12	3.068	2.8	\$255,800	2.01	1.56	1.50
Other race	0	0.046	0.0	n/a	0.00	0.04	n/a
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Hispanic origin	6	1.633	1.5	\$272,200	0.72	0.62	1.67

Source: 1990 US Census STF1 Counts, Tables H24, H26, H28.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H11: MONTHLY CONTRACT RENT in SPECIFIED RENTER-OCCUPIED HOUSING UNITS, 1990

			PD/Boston
SOUTH END	<u>Number</u>	<u>Percent</u>	<u>Ratio1</u>
Specified renter-occupied units:	10,621	100.0	1.00
<u>Cash rent:</u>	10,536	99.2	1.01
Less than \$100	487	4.6	1.61
100 to 149	1,216	11.4	1.52
150 to 199	684	6.4	1.42
200 to 249	413	3.9	0.83
250 to 299	375	3.5	1.07
300 to 349	496	4.7	1.05
350 to 399	602	5.7	1.34
400 to 449	741	7.0	1.13
450 to 499	675	6.4	1.28
500 to 549	491	4.6	0.81
550 to 599	431	4.1	0.68
600 to 649	406	3.8	0.50
650 to 699	399	3.8	0.80
700 to 749	467	4.4	0.73
750 to 999	1,530	14.4	1.00
1,000 or more	1,123	10.6	1.27
No cash rent	85	0.8	0.55
LOWER QUARTILE CONT. RENT	\$230		0.71
MEDIAN CONTRACT RENT	\$469		0.86
UPPER QUARTILE CONT. RENT	\$751		1.02

Source: 1990 US Census STF1 Counts, Tables H32.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H12: AGGREGATE MONTHLY CONTRACT RENT by RACE/ETHNICITY of HOUSEHOLDER, 1990

					PD/Boston Ratios:2		
SOUTH END	<u>Number</u>	<u>Total</u>	<u>Percent</u>	<u>Average</u>	<u>Number</u>	<u>Total</u>	<u>Average</u>
	<u>of Units</u>	<u>Rent/Mo</u>		<u>Rent/Mo</u>	<u>of Units</u>	<u>Rent/M</u>	<u>Rent/Mo</u>
		(millions)		(dollars)			
Specified renter-occupied							
DUs paying cash rent:	10,535	\$5.630	100.0	\$534	1.00	1.00	0.95
White1	4,663	3.358	59.6	720	0.68	0.85	1.18
Black1	4,078	1.576	28.0	388	1.58	1.39	0.83
American Indian, Eskimo, or Aleut	46	0.016	0.3	343	1.26	0.95	0.72
Asian or Pacific Islander	948	0.406	7.2	429	1.82	1.42	0.74
Other race	800	0.274	4.9	342	1.47	1.13	0.73
-----	-----	-----	-----	-----	-----	-----	-----
Hispanic origin	1,561	0.571	10.1	368	1.46	1.13	0.73

Source: 1990 US Census STF1 Counts, Tables H35.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H13: TENURE by HOUSING UNITS in STRUCTURE, 1990

SOUTH END					PD/Boston Ratios:1			
		Owner	Renter			Owner	Renter	
	<u>Total</u>	<u>Occupied</u>	<u>Occupied</u>	<u>Vacant</u>		<u>Total</u>	<u>Occup'd</u>	<u>Vacant</u>
All Housing Units	14,911	2,583	10,637	1,691		1.00	0.62	1.27
<u>Units per structure:</u>								
1. detached	91	35	46	10		0.05	0.02	0.19
1. attached	728	326	350	52		1.07	1.04	1.05
2	740	259	426	55		0.35	0.30	0.41
3 or 4	4,574	1,092	2,976	506		1.18	1.33	1.30
5 to 9	3,827	605	2,792	430		2.11	2.71	2.15
10 to 19	1,233	110	1,003	120		0.77	0.69	0.69
20 to 49	1,340	125	917	298		0.95	0.85	1.84
50 or more	2,266	4	2,048	214		1.42	0.03	1.35
Mobile home or trailer	0	0	0	0		0.00	0.00	0.00
Other	112	27	79	6		0.64	0.56	0.80

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H13a: TENURE DISTRIBUTION by HOUSING UNITS in STRUCTURE, 1990

SOUTH END					(in percent)			
	Column Distribution				Row Distribution			
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	<u>Vacant</u>		<u>Total</u>	<u>Owner</u>	<u>Renter</u>
All Housing Units	100.0	100.0	100.0	100.0		100.0	17.3	71.3
<u>Units per structure:</u>								
1. detached	0.6	1.4	0.4	0.6		100.0	38.5	50.5
1. attached	4.9	12.6	3.3	3.1		100.0	44.8	48.1
2	5.0	10.0	4.0	3.3		100.0	35.0	57.6
3 or 4	30.7	42.3	28.0	29.9		100.0	23.9	65.1
5 to 9	25.7	23.4	26.2	25.4		100.0	15.8	73.0
10 to 19	8.3	4.3	9.4	7.1		100.0	8.9	81.3
20 to 49	9.0	4.8	8.6	17.6		100.0	9.3	68.4
50 or more	15.2	0.2	19.3	12.7		100.0	0.2	90.4
Mobile home or trailer	0.0	0.0	0.0	0.0		n/a	n/a	n/a
Other	0.8	1.0	0.7	0.4		100.0	24.1	70.5

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43, and Table H 13, above.

H14: AGGREGATE PERSONS by TENURE by UNITS in STRUCTURE, 1990

SOUTH END				:	<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owned</u>	<u>Rented</u>		<u>Total</u>	<u>Owned</u>	<u>Rented</u>
Total Persons in Occupied Units	27,469	5,222	22,247	:	1.00	0.55	1.23
<u>Units per structure:</u>				:			
1, detached	269	115	154	:	0.06	0.03	0.36
1, attached	1,996	844	1,154	:	1.26	1.12	1.38
2	1,715	610	1,105	:	0.39	0.30	0.46
3 or 4	8,982	2,148	6,834	:	1.17	1.22	1.16
5 to 9	6,725	1,040	5,685	:	2.25	2.99	2.16
10 to 19	2,109	174	1,935	:	0.85	0.77	0.85
20 to 49	2,162	205	1,957	:	1.14	1.02	1.15
50 or more	3,245	8	3,237	:	1.75	0.04	1.96
Mobile home or trailer	0	0	0	:	0.00	0.00	0.00
Other	264	78	186	:	0.80	0.71	0.85

Source: 1990 US Census STF1 Counts, Table H44.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H14a: AGGREGATE PERSONS by TENURE DISTRIBUTION by UNITS in STRUCTURE, 1990

SOUTH END	<u>Column Distribution</u>			:	<u>Row Distribution</u>		
	<u>Total</u>	<u>Owned</u>	<u>Rented</u>		<u>Total</u>	<u>Owned</u>	<u>Rented</u>
Total Persons:	100.0	100.0	100.0	:	100.0	19.0	81.0
<u>Units per structure:</u>				:			
1, detached	1.0	2.2	0.7	:	100.0	42.8	57.2
1, attached	7.3	16.2	5.2	:	100.0	42.2	57.8
2	6.2	11.7	5.0	:	100.0	35.6	64.4
3 or 4	32.7	41.1	30.7	:	100.0	23.9	76.1
5 to 9	24.5	19.9	25.6	:	100.0	15.5	84.5
10 to 19	7.7	3.3	8.7	:	100.0	8.3	91.7
20 to 49	7.9	3.9	8.8	:	100.0	9.5	90.5
50 or more	11.8	0.2	14.6	:	100.0	0.2	99.8
Mobile home or trailer	0.0	0.0	0.0	:	n/a	n/a	n/a
Other	1.0	1.5	0.8	:	100.0	29.5	70.5

Source: 1990 US Census STF1 Counts, Table H44, and Table H 14, above.

H15: STATUS of VACANT HOUSING UNITS, 1990

	Number	Percent	PD/Boston Ratio
SOUTH END			
Total vacant housing units:	1,691	100.0	1.27
Status:			
For rent	1,172	69.3	1.48
For sale only	110	6.5	0.97
Rented or sold, not occupied	111	6.6	0.81
For seasonal, or occasional use	43	2.5	0.83
For migrant workers	5	0.3	4.95
Other vacant	250	14.8	1.08
-----	-----	-----	-----
Boarded up	207	12.2	2.24
Not boarded up	1,485	87.8	1.20
-----	-----	-----	-----
Vacant, usual home elsewhere	68	4.0	0.89
All other vacants	1,623	96.0	1.29

Source: 1990 US Census STF1 Counts, Tables H5, H6, H7.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H16: VACANCY STATUS by DURATION of VACANCY, 1990

	Total Vacants	For Rent	For Sale Only	All Other	PD/Boston Ratios:1
SOUTH END					
Total vacant housing units:	1,691	1,172	110	409	1.00 1.16 0.76 0.76
Vacancy duration:					
Less than 2 months	481	350	12	119	1.12 1.24 0.82 0.90
2 up to 6 months	591	480	27	84	0.96 1.14 0.52 0.59
6 or more months	619	342	71	206	0.96 1.13 0.91 0.78

Source: 1990 US Census STF1 Counts, Tables H40.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

	Column Distribution				Row Distribution			
	Total	For Rent	For Sale	Other	Total	For Rent	For Sale	Other
Total vacant housing units:	100.0	100.0	100.0	100.0	100.0	69.3	6.5	24.2
Vacancy duration:								
Less than 2 months	28.4	29.9	10.9	29.1	100.0	72.8	2.5	24.7
2 up to 6 months	34.9	41.0	24.5	20.5	100.0	81.2	4.6	14.2
6 or more months	36.6	29.2	64.5	50.4	100.0	55.5	11.5	33.3

Source: 1990 US Census STF1 Counts, Tables H40, and Table H 16, above.

REPORT #91-14
Area Name: South End
State: MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons) All Persons: 28,891 All Females: 13,144 All Males: 15,747												P13. Hispanic Origin (Universe: Hisp Persons)			
Age	White	Black	Am.Ind/Esk/Aleut	Asian/Pac Isl.	Other Race	Age	White	Black	Am.Ind/Esk/Aleut	Asian/Pac Isl.	Other Race	Age	Hispanic	Hispanic	Hispanic
Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Under 1	12,869	4,969	9,871	5,176	142	68	3,535	1,740	13	45	113	32	1	4,635	2,218
1-4	65	35	118	65	1	1	25	13	13	45	55	52	1	85	48
5-9	179	83	343	166	2	0	91	42	21	47	97	47	3	203	94
10-14	107	51	316	156	2	1	85	42	21	47	97	47	3	156	70
15-19	44	24	182	89	2	1	52	20	20	32	121	20	5	86	39
20-24	51	26	122	62	2	1	48	15	15	44	89	17	6	75	39
25-29	123	64	383	176	5	3	98	59	20	32	121	51	7	205	98
30-34	78	35	282	135	4	3	92	44	38	100	42	10	11	159	60
35-39	73	41	230	120	2	2	34	15	15	42	100	42	12	173	75
40-44	43	26	99	48	0	0	40	15	15	44	42	14	13	73	35
45-49	50	22	135	70	1	0	40	15	15	44	42	14	13	86	32
50-54	43	22	102	55	0	0	56	30	30	42	42	16	16	82	41
55-59	51	25	128	57	0	0	55	22	22	46	50	17	17	82	38
60-64	66	34	123	65	0	0	75	48	21	47	46	18	18	92	42
65-69	168	78	164	83	0	0	56	26	26	50	47	20	19	80	40
70-74	239	99	144	79	2	0	55	21	21	47	47	25	20	92	49
75-79	284	119	151	81	3	2	62	32	32	54	54	26	21	88	44
80-84	1,021	598	546	274	10	7	183	94	94	166	166	82	22	306	147
85 & over	1,342	811	792	502	18	6	322	145	145	274	274	130	25	531	240
Under 65	1,021	654	983	497	8	4	331	165	165	209	209	100	30	433	204
65-69	1,360	414	724	396	9	9	261	132	132	176	176	83	35	340	152
70-74	1,088	404	724	367	13	8	247	131	131	160	160	64	45	300	152
75-79	1,760	271	555	308	9	5	154	67	67	130	130	62	45	234	113
80-84	481	271	419	259	9	6	188	86	86	100	100	60	50	190	108
85 & over	346	138	395	206	7	2	165	83	83	60	60	30	55	120	57
Under 65	1,760	404	724	367	13	8	247	131	131	160	160	64	45	234	113
65-69	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
70-74	1,760	271	555	308	9	5	154	67	67	130	130	62	45	190	108
75-79	481	271	419	259	9	6	188	86	86	100	100	60	50	120	57
80-84	346	138	395	206	7	2	165	83	83	60	60	30	55	120	57
85 & over	1,760	404	724	367	13	8	247	131	131	160	160	64	45	234	113
Under 65	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
65-69	1,360	414	724	396	9	9	261	132	132	176	176	83	35	340	152
70-74	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
75-79	1,760	271	555	308	9	5	154	67	67	130	130	62	45	190	108
80-84	481	271	419	259	9	6	188	86	86	100	100	60	50	120	57
85 & over	346	138	395	206	7	2	165	83	83	60	60	30	55	120	57
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65-69	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
70-74	1,760	271	555	308	9	5	154	67	67	130	130	62	45	190	108
75-79	481	271	419	259	9	6	188	86	86	100	100	60	50	120	57
80-84	346	138	395	206	7	2	165	83	83	60	60	30	55	120	57
85 & over	1,760	404	724	367	13	8	247	131	131	160	160	64	45	234	113
Under 65	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
65-69	1,360	414	724	396	9	9	261	132	132	176	176	83	35	340	152
70-74	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
75-79	1,760	271	555	308	9	5	154	67	67	130	130	62	45	190	108
80-84	481	271	419	259	9	6	188	86	86	100	100	60	50	120	57
85 & over	346	138	395	206	7	2	165	83	83	60	60	30	55	120	57
Under 65	1,760	404	724	367	13	8	247	131	131	160	160	64	45	234	113
65-69	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
70-74	1,760	271	555	308	9	5	154	67	67	130	130	62	45	190	108
75-79	481	271	419	259	9	6	188	86	86	100	100	60	50	120	57
80-84	346	138	395	206	7	2	165	83	83	60	60	30	55	120	57
85 & over	1,760	404	724	367	13	8	247	131	131	160	160	64	45	234	113
Under 65	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
65-69	1,360	414	724	396	9	9	261	132	132	176	176	83	35	340	152
70-74	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
75-79	1,760	271	555	308	9	5	154	67	67	130	130	62	45	190	108
80-84	481	271	419	259	9	6	188	86	86	100	100	60	50	120	57
85 & over	346	138	395	206	7	2	165	83	83	60	60	30	55	120	57
Under 65	1,760	404	724	367	13	8	247	131	131	160	160	64	45	234	113
65-69	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
70-74	1,760	271	555	308	9	5	154	67	67	130	130	62	45	190	108
75-79	481	271	419	259	9	6	188	86	86	100	100	60	50	120	57
80-84	346	138	395	206	7	2	165	83	83	60	60	30	55	120	57
85 & over	1,760	404	724	367	13	8	247	131	131	160	160	64	45	234	113
Under 65	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
65-69	1,360	414	724	396	9	9	261	132	132	176	176	83	35	340	152
70-74	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
75-79	1,760	271	555	308	9	5	154	67	67	130	130	62	45	190	108
80-84	481	271	419	259	9	6	188	86	86	100	100	60	50	120	57
85 & over	346	138	395	206	7	2	165	83	83	60	60	30	55	120	57
Under 65	1,760	404	724	367	13	8	247	131	131	160	160	64	45	234	113
65-69	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
70-74	1,760	271	555	308	9	5	154	67	67	130	130	62	45	190	108
75-79	481	271	419	259	9	6	188	86	86	100	100	60	50	120	57
80-84	346	138	395	206	7	2	165	83	83	60	60	30	55	120	57
85 & over	1,760	404	724	367	13	8	247	131	131	160	160	64	45	234	113
Under 65	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
65-69	1,360	414	724	396	9	9	261	132	132	176	176	83	35	340	152
70-74	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
75-79	1,760	271	555	308	9	5	154	67	67	130	130	62	45	190	108
80-84	481	271	419	259	9	6	188	86	86	100	100	60	50	120	57
85 & over	346	138	395	206	7	2	165	83	83	60	60	30	55	120	57
Under 65	1,760	404	724	367	13	8	247	131	131	160	160	64	45	234	113
65-69	1,088	404	724	367	13	8	247	131	131	160	160	64	45	234	113
70-74	1,760	271	555	308	9	5	154	67	67	130	130	62	45	190	108
75-79	481	271	419	259	9	6	188	86	86	100	100	60	50	120	57
80-84	346	138	395	206	7	2	165	83	83	60	60	30	55	120	57
85 & over	1,760	404	724	367	13	8	247	131	131	160	160	64	45	234	113
Under 65	1,088	404	724	367	13	8	247	131	131	160</					

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SELECTED SUBJECT DEFINITIONS

Age: The age classification is based on the age of the person in completed years as of April 1, 1990. Yet, review of detailed 1990 information shows that a number of respondents tended to provide their age as of the date of their completion of the questionnaire, not their age as of April 1, 1990. It is likely that approximately 10 percent of persons in most age groups are actually 1 year younger.

Contract Rent: Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. (For more information, see "Specified Renter-Occupied Housing Units Paying Cash Rent.")

Family Households (families): Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

Group Quarters: Includes all persons not living in households. Two general categories of group quarters are recognized:

- 1) institutionalized persons which includes persons under formally authorized, supervised care or custody in institutions (such as correctional institutions, nursing homes, and juvenile institutions) at the time of enumeration and
- 2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.

Hispanic Origin: Persons of Hispanic origin are those who classified themselves in one of the specific Hispanic origin categories listed on the questionnaire—"Mexican," "Puerto Rican," or "Cuban"—as well as those who indicated that they were of "other Spanish/Hispanic" origin. Origin can be viewed as the ancestry, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. Persons of Hispanic origin may be of any race.

Homeowner Vacancy Rate: The percentage relationship between the number of vacant units for sale and the total homeowner inventory. It is computed by dividing the number of vacant units for sale only by the sum of the owner-occupied units and the number of vacant units that are for sale only. (For more information, see "Vacant Housing Units.")

Householder: Includes, in most cases, the person or one of the persons in whose name the home is owned, being bought, or rented and who is listed in column 1 of the census questionnaire. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.

Households: Includes all the persons who occupy a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Housing Units: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. (For more information, see "Vacant Housing Units.")

Non-Family Households: Includes a householder living alone or with nonrelatives only. (For more information, see "Family Households.")

Race: The Bureau of the Census collects and publishes racial statistics as outlined in Statistical Policy Directive No.15 issued by the Office of Management and Budget. This directive provides standards on ethnic and racial categories for statistical reporting to be used by all Federal agencies. According to the directive, the basic racial categories are American Indian or Alaska Native, Asian or Pacific Islander, Black, and White. (The directive identifies Hispanic origin as an ethnicity.) The concept of race the Bureau of the Census uses reflects self-identification by respondents that is, the individual's perception of his/her racial identity. The concept is not intended to reflect any biological or anthropological definition. Although the Bureau of the Census adheres to the overall guidelines of Directive No.15, we recognize that there are persons who do not identify with a specific racial group. The 1990 census race question includes an "Other race" category with provisions for a write-in entry.

Rental Vacancy Rate: The percentage relationship of the number of vacant units for rent to the total rental inventory. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent. (For more information, see "Vacant Housing Units.")

Seasonal, Recreational, or Occasional Use: Includes vacant units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year. (For more information, see "Vacant Housing Units.")

Specified Owner-Occupied Housing Units: Includes only one-family houses on less than 10 acres without a business or medical office on the property. The data for "specified" units exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings. (For more information, see "Value.")

Specified Renter-Occupied Housing Units Paying Cash Rent: Includes all renter-occupied housing units except one-family houses on 10 or more acres. Housing units that are renter-occupied without payment of cash rent are excluded. (For more information, see "Contract Rent.")

Vacant Housing Units: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant. (For more information, see "Housing Units") Value—Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. (For more information, see "Specified Owner-Occupied Housing Units.")

CONFIDENTIALITY AND HOW IT AFFECTS CENSUS DATA

As required by Title 13 of the U.S. Code, the Census Bureau must publish data in a form that does not disclose information about specific individuals, households, and housing units. In the 1970 and 1980 censuses, if the number of persons, households, or units to be presented in a table for an area was small enough so that it might have been possible to make individual identifications, then the data in such a table were potentially subject to suppression. Such suppressed data were represented by "****" or 0 in published tables or tape files.

This form of protection of confidentiality was effective, but made it difficult to use the tables as a source for secondary analysis. No exact value could be assigned to "****", and "false" 0's which made it impossible to sum across tables without complex programming to control for suppression of data.

For the 1990 Census, a new method of protecting the confidentiality has been devised. Every cell of every table will contain real numbers, but some small fraction of the households reported as being in each place actually live in some other location. The households which have been swapped between locations were matched so that the total number of persons by race, American Indian Tribe membership, and Hispanic ethnicity in each location was unchanged by the swapping. Furthermore, age was matched to the extent that the number of persons over and under age 18 in each location was unchanged by the household swapping.

Household swapping will impact upon such data items as exact age, sex ratios, and form of home ownership and household composition as reported in these STF1 data tables, and upon items such as education, employment, and income which will be covered in STF3 tables (forthcoming). However, the overall impact of household swapping, called the confidentiality edit, on the accuracy of the data is expected to be less than that of non-sampling errors (false or incorrect reporting or recording of data), coverage errors (missed households or persons), and processing errors (clerical and computer errors). This new method will greatly enhance the utility of the data because all tables are complete. This will be particularly true for the areas of very small population, despite the higher rate of household swapping because so many tables for such units had previously been subject to suppressions.